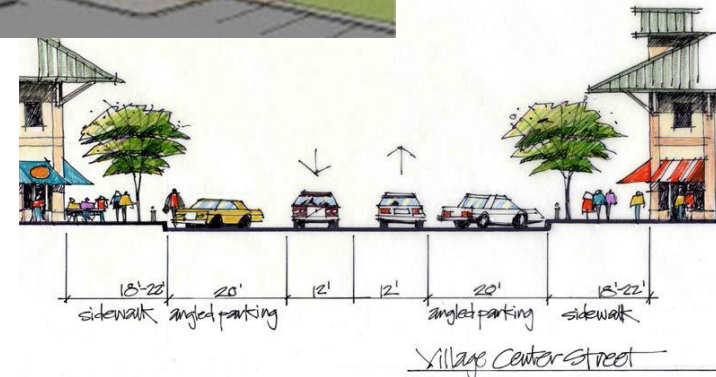
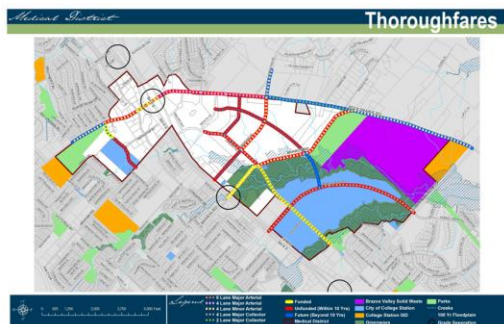


# Council Workshop

## December 4, 2012

College Station Medical District  
TIRZ and MMD



# Objectives of the Presentation

- Review the Medical District Opportunities and Purpose
- Review the Implementation Steps Related to the Medical District
- Review the Tools Proposed for the Implementation
- Provide Specifics/Discuss the Proposed Medical District TIRZ
- Provide Specifics/Discuss the Proposed Medical District Management District
- Discuss Next Steps

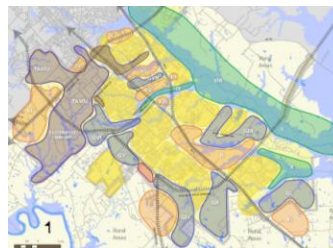
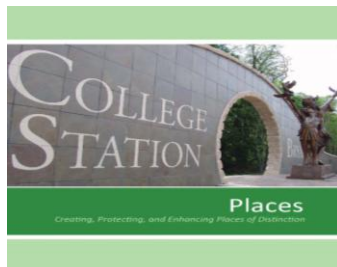
# The Opportunities

## Vision Statement

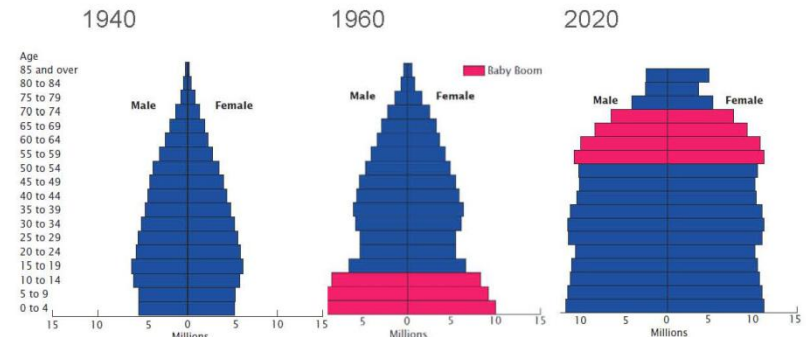
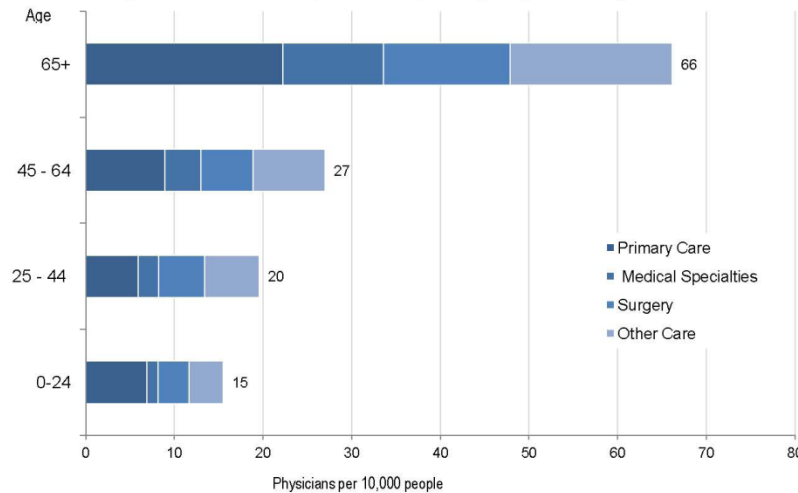
College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- Expecting sensitive development and management of the built and natural environment;
- Supporting well planned, quality and sustainable growth;
- Valuing and protecting our cultural and historical community resources;
- Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,
- Pro-actively creating and maintaining economic and educational opportunities for all citizens.

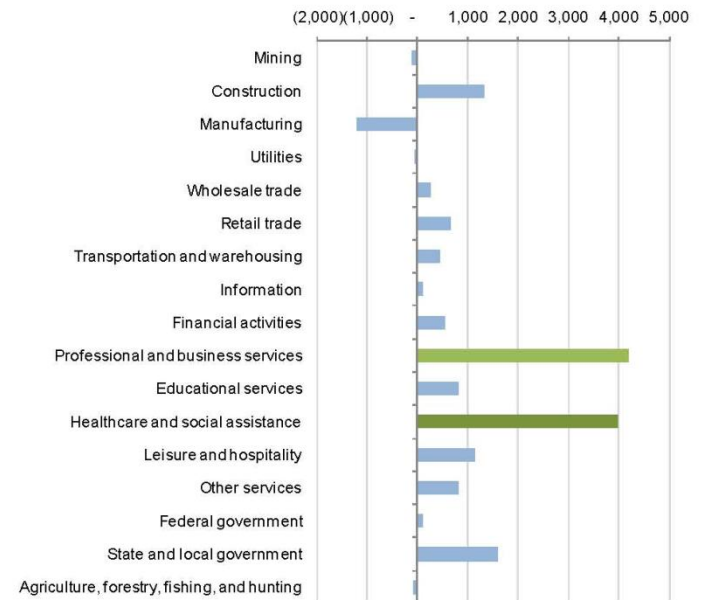
College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!



# The Opportunities



- Population is Aging
- Older Adults Require Greater Health Care
- Aging Population is Seeking Alternative Housing Options
- Health Care Costs Rising
- Greater Emphasis on Healthy Living
- Aging Population = Greater Health Care Needs = Greater Employment Opportunities



# The Opportunities

“...a vision of a District creates an atmosphere where businesses are going to come to College Station, recognizing this is where they want to be in businesses, where they want to create high-paying jobs...They will gravitate to this location on Rock Prairie Road...” – Tom Jackson, CEO College Station Medical Center

“...pockets of high-quality job growth do exist...eds and meds corridors around hospital centers and near major education institutions...” Urban Land Institute - Emerging Trends in Real Estate – 2013”



# The Opportunities

“...once in a life-time opportunity...major area of undeveloped land in the geographic center of College Station..All parties willing to collaborate together to create a special place with long-term possibilities and benefits...” – James Murr, Real Estate Broker, Developer, and Owner of 200+ acres within District

Ad in Eagle 3 Days After  
Council Adoption of Master  
Plan



**LOOKING FOR A PLACE TO DO BUSINESS?**

**COMMERCIAL SPACE FOR LEASE**

Retail, Medical Clinic or Office Spaces  
premium location • ample parking • easy access • manager on site  
Suites currently available with 1400 square feet and larger

**SOUTH SIDE PLAZA**

Located in the College Station Medical Corridor  
State Highway 6 South Near the New Scott and White Hospital

**979-574-7474**

# The Medical District

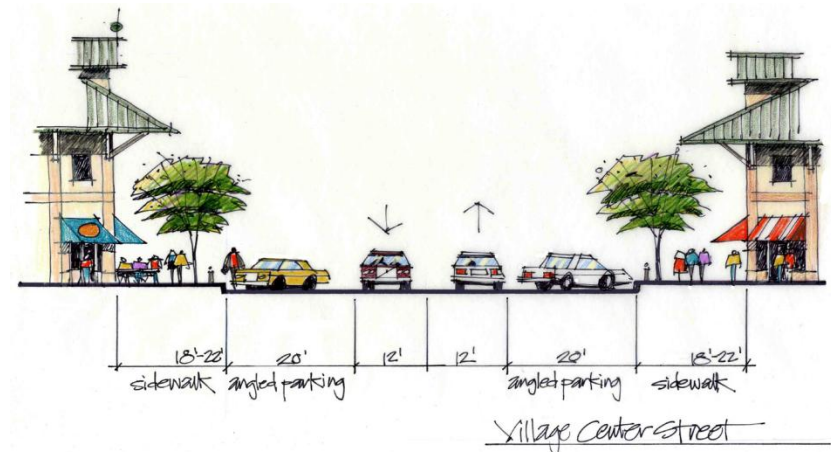


**Unique Place of Distinction  
Place to Work, Visit, Live,  
Recreate, and Seek Health Care**

**Oriented around Health &  
Wellness**

**Physically Integrated Parts for a  
Better Whole**

**Managed as District**



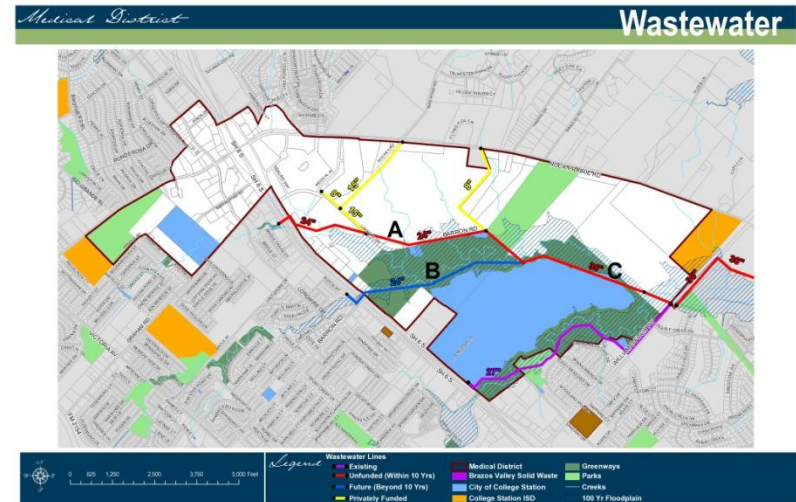
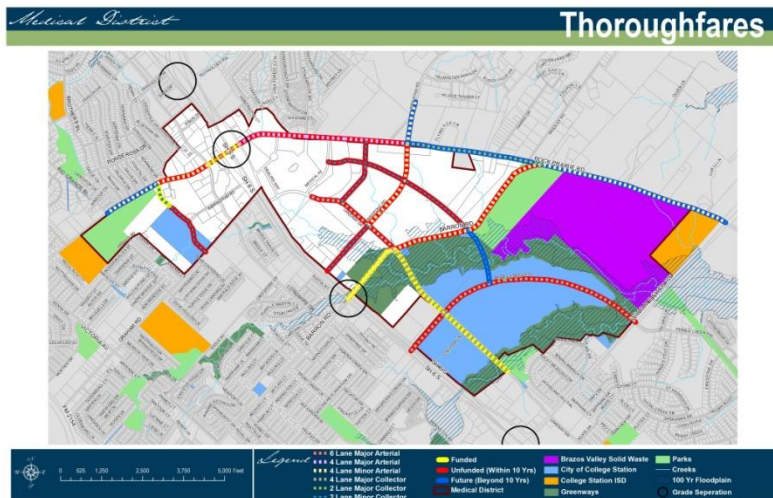
# Realizing the Vision

- **Significant Private Investment** (the Med, Scott & White, and Others)
- **Shared Commitment to the Vision**
- **Significant Infrastructure Investment** (Rock Prairie Road Bridge, Rock Prairie Road, Barron Road, Sanitary Sewer, Lick Creek Greenway Trail, etc)
- **Regulatory Structure** (Tailored Development Regulations and Standards)
- **Management Structure**
- **Time is of the Essence**



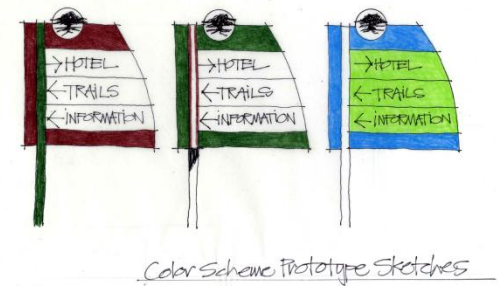
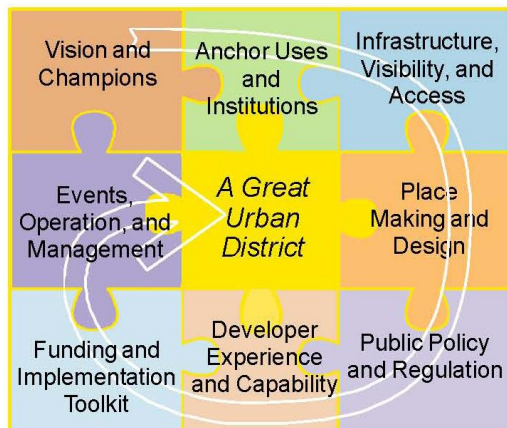
# Realizing the Vision

- Financing Needed Infrastructure
  - Estimated Minimum \$60 Million Needed
  - Estimated Nearly Half of This Cost is Necessary for Any Development
  - Projects are of Magnitude Requiring City Involvement (Debt, Property Taxes, Rate Increases, etc)



# Realizing the Vision

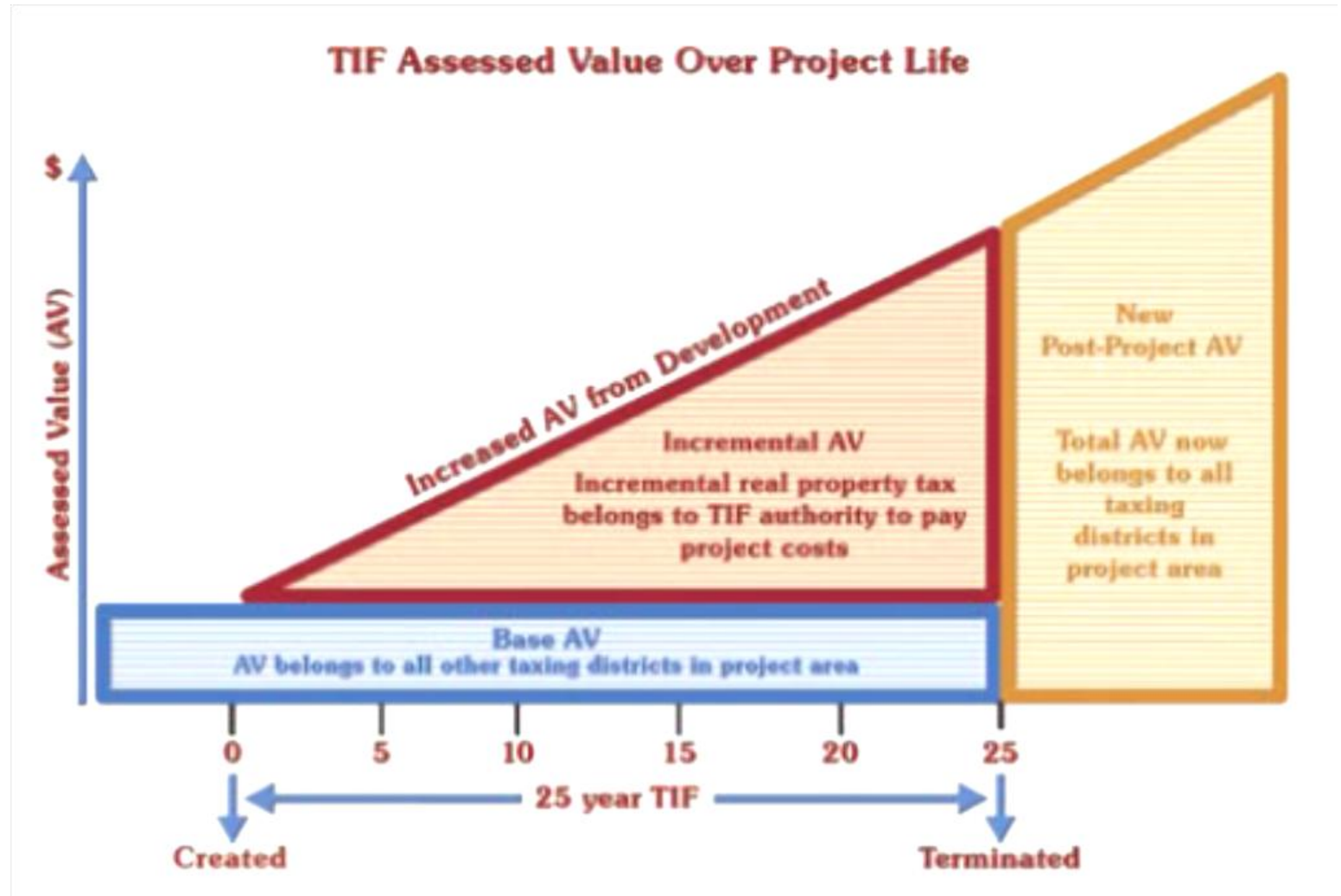
- Structured Management
  - Unique Identity Items (Enhanced Landscaping, Signage, etc)
  - Marketing, Promotion, and Event Management
  - Failures Limit District Success
  - Without Structure Costs Likely Borne by all Tax Payers
  - Direct Involvement of Beneficiaries



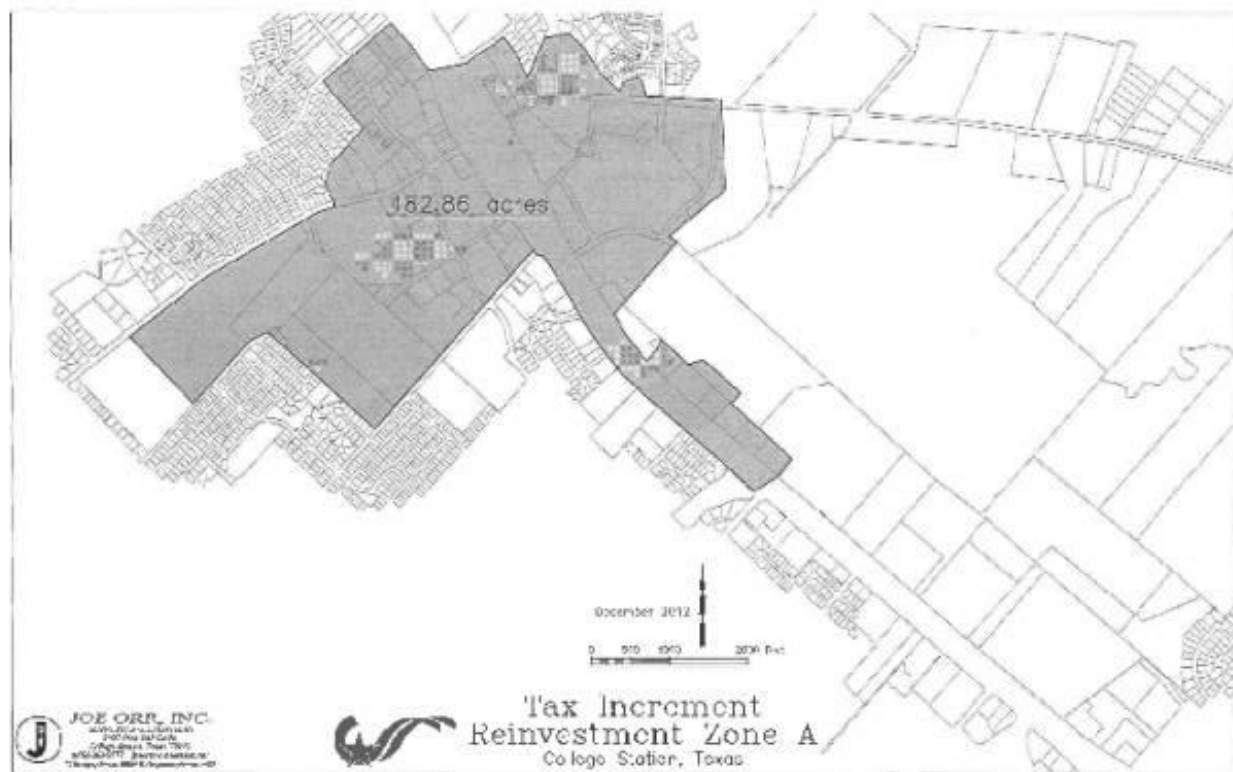
# Tax Increment Reinvestment Zones

- TIRZ – Authorized under Chapter 311 of the Texas Tax Code
- For Areas of City that are underdeveloped due to some inadequate or defective condition
- “Capture” an increment of new value to pay for remedies to inadequate or defective conditions
- Existing value/tax revenues continue to flow to taxing entity
- Based on Council-approved project list and finance plan
- Secure participation agreement w/ taxing entities
- Governed by Council-appointed Board
- May be combined with other funding mechanisms (LGC, MMD, Private funding, etc)

# Tax Increment Reinvestment Zones



# College Station Medical District TIRZ





**JOE ORR, INC.**  
 10000 S. 10th St.  
 College Station, TX 77805  
 409/921-1111

**TIRZ B**  
 1301.76 acres (net)

**City of College Station**  
 1000 S. 10th St.  
 College Station, TX 77805  
 409/921-1111

**Table of Acreages**

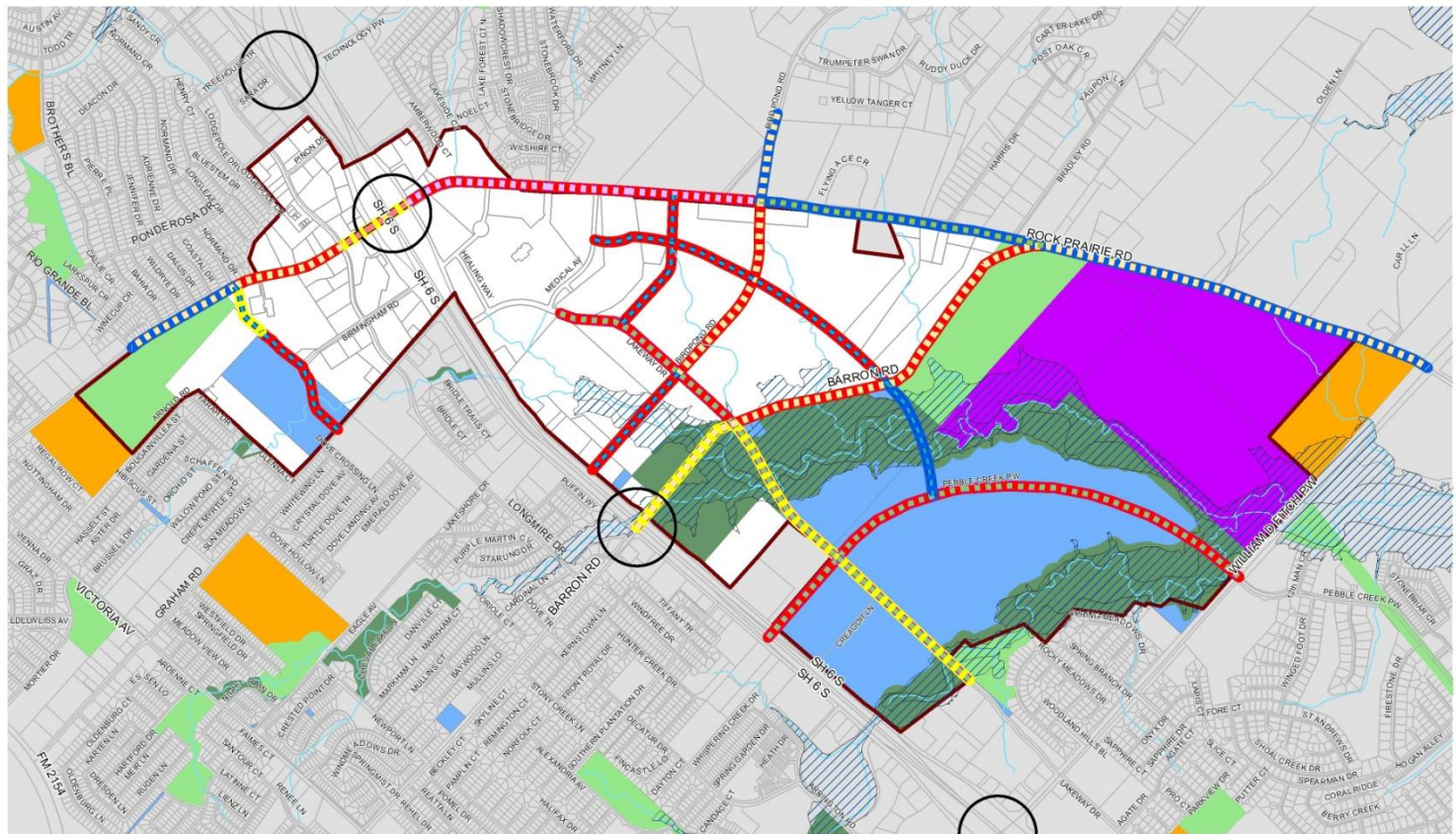
Parcel	Acres	Parcel	Acres
1. 1000 S. 10th St.	1.00	11. 1000 S. 10th St.	1.00
2. 1000 S. 10th St.	1.00	12. 1000 S. 10th St.	1.00
3. 1000 S. 10th St.	1.00	13. 1000 S. 10th St.	1.00
4. 1000 S. 10th St.	1.00	14. 1000 S. 10th St.	1.00
5. 1000 S. 10th St.	1.00	15. 1000 S. 10th St.	1.00
6. 1000 S. 10th St.	1.00	16. 1000 S. 10th St.	1.00
7. 1000 S. 10th St.	1.00	17. 1000 S. 10th St.	1.00
8. 1000 S. 10th St.	1.00	18. 1000 S. 10th St.	1.00
9. 1000 S. 10th St.	1.00	19. 1000 S. 10th St.	1.00
10. 1000 S. 10th St.	1.00	20. 1000 S. 10th St.	1.00

**Tax Increment Reinvestment Zone B**  
 College Station, Texas

# College Station Medical District TIRZ

*Medical District*

## Thoroughfares



0 625 1250 2500 3750 5000 Feet

*Legend*

- 6 Lane Major Arterial
- 4 Lane Major Arterial
- 4 Lane Minor Arterial
- 4 Lane Major Collector
- 2 Lane Major Collector
- 2 Lane Minor Collector

- Funded
- Unfunded (Within 10 Yrs)
- Future (Beyond 10 Yrs)
- Medical District

- Brazos Valley Solid Waste
- City of College Station
- College Station ISD
- Greenways

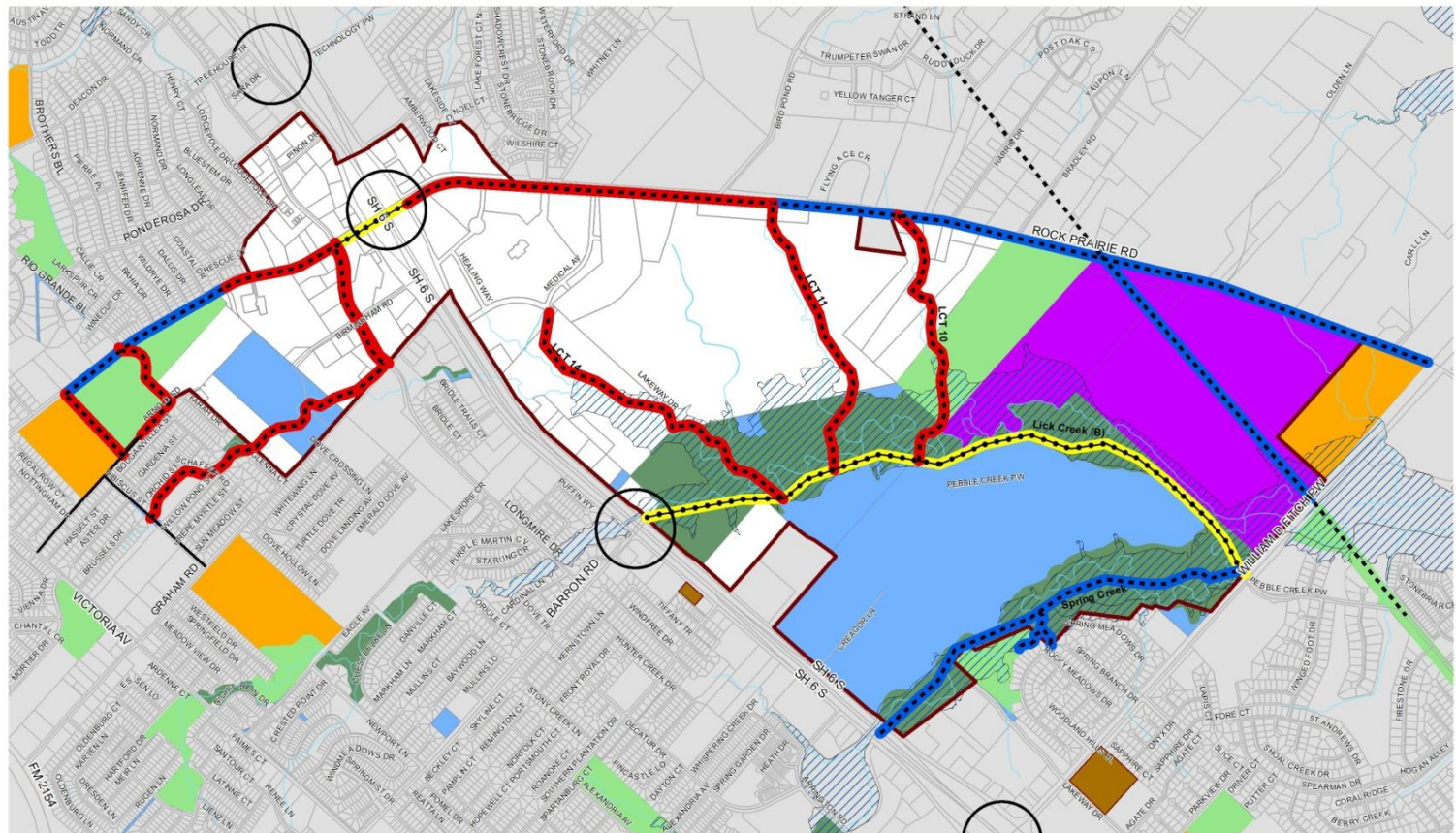
- Parks
- Creeks
- 100 Yr Floodplain
- Grade Separation



# College Station Medical District TIRZ

*Medical District*

**Greenway Trails**



0 625 1,250 2,500 3,750 5,000 Feet

*Legend*

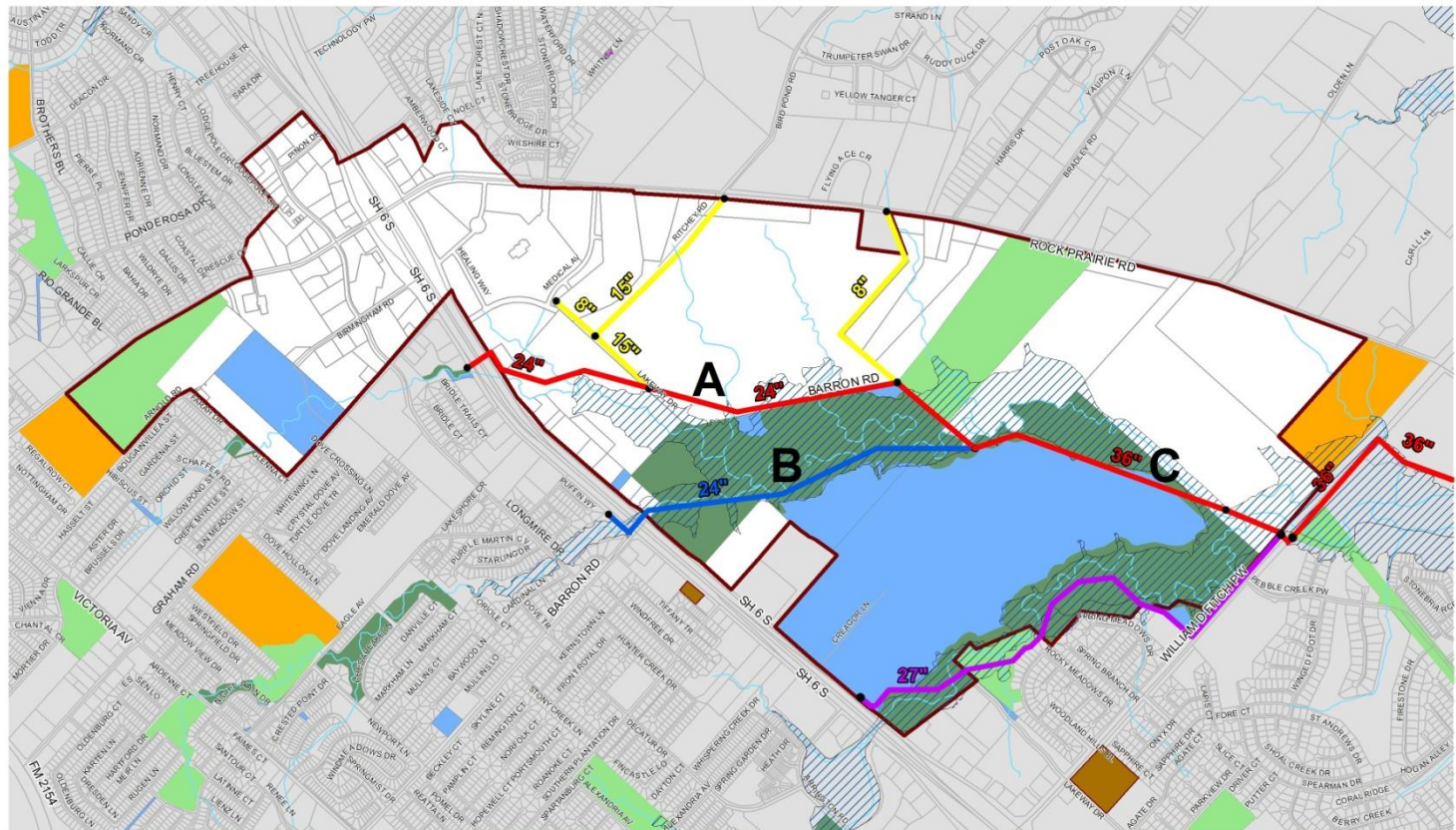
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Medical District
- Funded
- Unfunded (Within 10 Yrs)
- Future (Beyond 10 Yrs)
- Brazos Valley Solid Waste
- City of College Station
- College Station ISD
- Greenways
- Parks
- Creeks
- 100 Yr Floodplain
- Grade Separation



# College Station Medical District TIRZ

*Medical District*

**Wastewater**



0 625 1,250 2,500 3,750 5,000 Feet

*Legend*

## Wastewater Lines

- Existing
- Unfunded (Within 10 Yrs)
- Future (Beyond 10 Yrs)
- Privately Funded

- Medical District
- Brazos Valley Solid Waste
- City of College Station
- College Station ISD

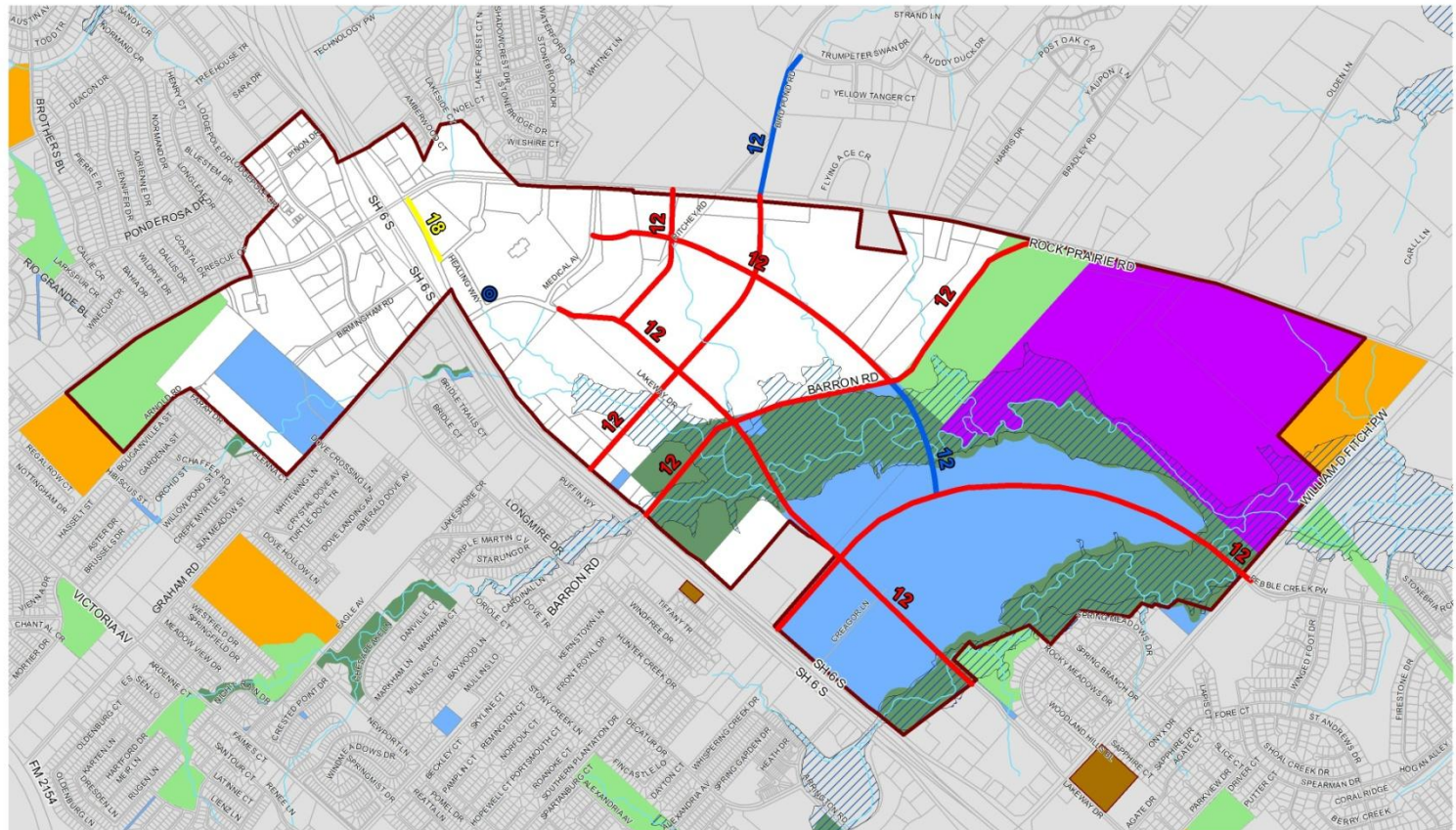
- Greenways
- Parks
- Creeks
- 100 Yr Floodplain



# College Station Medical District TIRZ

*Medical District*

**Water**



0 625 1,250 2,500 3,750 5,000 Feet

*Legend*

**Water Lines**

— Funded

— Unfunded (Within 10 Yrs)

— Future (Beyond 10 Yrs)

— Medical District

— Brazos Valley Solid Waste

— City of College Station

— College Station ISD

— Greenways

— Parks

— Creeks

— 100 Yr Floodplain

— Water Tower (Beyond 10 Yrs)



# College Station Medical District TIRZ

- Preliminary Finance Plan
  - Chapter 311 of Texas Tax Code Requires Development of Preliminary Finance Plan
  - After TIRZ creation by Council, the TIRZ Board will develop Final Project List and Finance Plan and Submit for Council Approval
  - Preliminary Finance Plan Includes:
    - List of Project Costs
    - Economic Feasibility Study
    - Estimated Amount of Bonded Indebtedness
    - Time When Costs or Obligations are Incurred
    - Financing Methods and Expected Sources of Revenue
    - Current Total Appraised Value of Property in Zone
    - Estimated Capture Value of Zone in Each Year of Existence
    - Duration of Zone



# College Station Medical District TIRZ

- Actions Requested at December 13<sup>th</sup> Council Meeting
  - Presentation TIRZ A and TIRZ B Proposals and Preliminary Finance Plan
  - Public Hearing on TIRZ A and TIRZ B
  - Approval of Ordinance Creating TIRZ A and TIRZ B, adopting Preliminary Project and Finance Plans, and adopting the TIRZ Boards

# College Station Medical District TIRZ

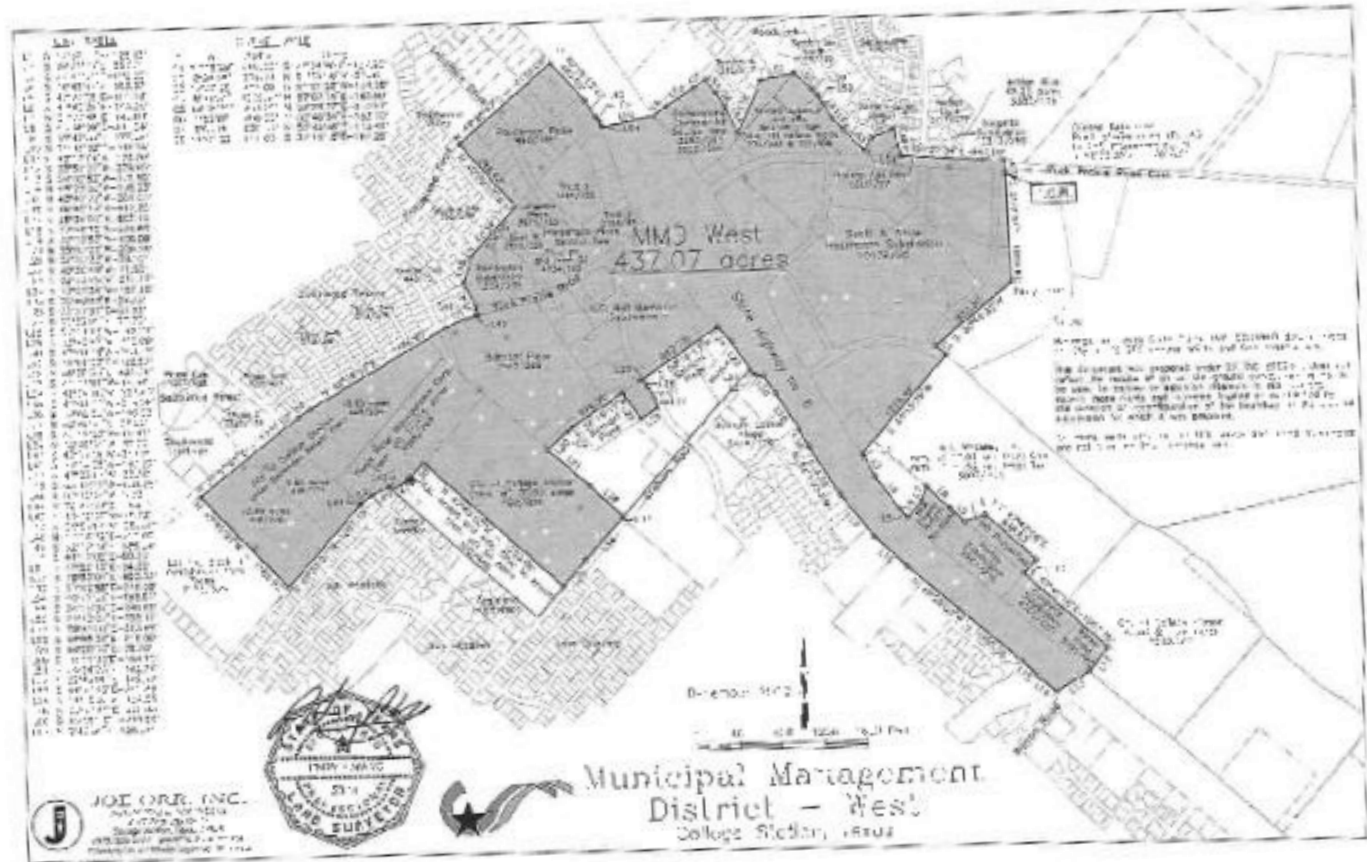
- **Actions That Will Follow December 13<sup>th</sup> Council Meeting**
  - Council Appointment of Board of Directors
  - Board of Directors Adopts the Final Project Plan and Financing Plan, then Submits to Council for Approval (will include an economic feasibility study)
  - Council Adopts the Final Project Plan and Financing Plan by Ordinance
  - City Enters Into a Participation Agreement with Brazos County
  - City Submits a First Year Report to Texas Comptroller (due by April 2013)
  - City Submits Annual Report to Brazos County, CSISD, and Texas Comptroller Following Each Fiscal Year Thereafter

# Municipal Management Districts

- MMD – Authorized under Chapter 375 of the Texas Local Government Code and by Enabling Legislation
- For Areas of City Where it is Desirable for Property Owners to Work Together to Identify and Address Common Problems or Opportunities
- MMD's are Used to Supplement Municipal Services
- MMD's May Also be Used to Develop Improvements
- MMD's are Governed by a Board of Directors Initially Appointed Through the Enabling Legislation Then by Council Appointment
- MMD's may be Financed Through Property Assessments, Ad Valorem Taxes, and Issuance of Debt
- Council's Maintain Oversight of MMD's Through:
  - Enabling Legislation
  - Board Appointments
  - Consent to the Issuance of any Bonds
  - Consent to Add Area to the District
  - Ability to Dissolve the District
  - May be combined with other funding mechanisms (LGC, TIZ, Private funding, etc)



# College Station Medical District MMD



# College Station Medical District MMD

- Staff Recommendations Regarding MMD
  - West
    - “Increased” Board Composition to increase participation – 12-15 Members
    - No Ad Valorem Authority
    - Ability to Consider Additions to District – Council Approval and “Pay-in” Mechanism
    - Primary Purpose of MMD-West is Enhanced Services, Promotion, and Marketing

**MMD East**  
301.76 acres (net)

**Expected Area**  
6.75 ac

**Legend**

- 1. City of Chicago Station
- 2. City of Chicago Station
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**Scale**  
0 100 200 300 400 500 600 700 800 900 1000

**North Arrow**

**December 1992**

**Municipal Management District East**  
Chicago Station, Texas

# College Station Medical District MMD

- Staff Recommendations Regarding MMD
  - East
    - “Limited” Board Composition to increase participation – 5-7 Members
    - Ad Volrem Authority in addition to assessment, etc. (requires vote)
    - Ability to Consider Additions to District – Council Approval and “Pay-in” Mechanism
    - Primary Purpose of MMD-East is Construction of Improvements and Enhanced Services, Promotion, and Marketing

# College Station Medical District MMD

- Draft Resolution of Support of Filing Enabling Legislation
- Examples of Legislation



# College Station Medical District MMD

- Stakeholder Meeting Prior to December 13<sup>th</sup> Council Meeting
- Public Hearing on December 13<sup>th</sup>
- Following Council Action on December 13<sup>th</sup>, Mailed 30-Day Notice of Filing of Legislation
- Legislation Filed January 15<sup>th</sup>

# College Station Medical District MMD

- **Actions That Will Follow  
December 13<sup>th</sup> Council Meeting**

- 30-Day Notice of Intent to File Legislation
- File Legislation
- Meetings with Legislators
- Meetings with MMD Stakeholders
- Committee Hearings
- Amendments as Needed
- Legislation Approved
- Council Consent to Establish MMD



# Questions?